



Hanney Nelson Real Estate Group

Phone: 403-775-0272

Mobile:

Fax:

Email: Team@hanneynelson.com

Office: 403-775-0272

Royal LePage Mission Real Estate

#100 3595 114 Ave SE

Calgary, AB

T2Z 3X2



602, 1108 6 Avenue SW, Calgary, Alberta, T2P 5K1, Canada

MLS®# A2125805

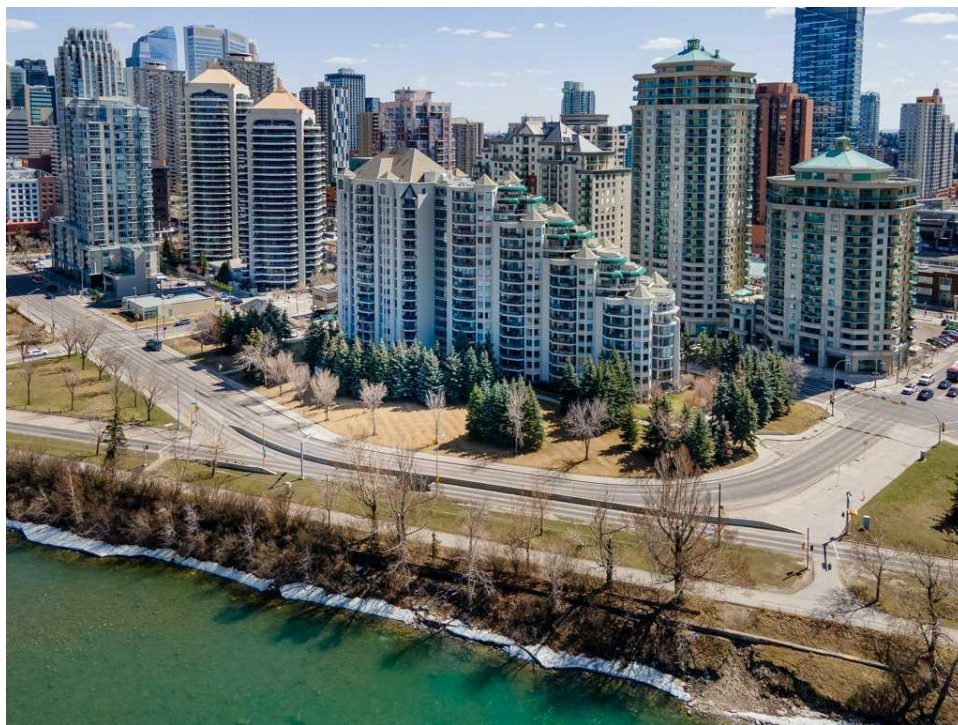


Image not found or type unknown

Property Value	\$479,100
Type	Apartment
Style	Apartment
Parking	Stall, Underground
Year Built	2001
Living Area	1,092.46 sq.ft.
Bedrooms	2
Bathrooms	2 full

Description

Introducing The Marquis: A Riverfront Retreat! Discover this stunning 2-bedroom plus den residence, spanning nearly 1100 square feet and boasting an updated kitchen and bathrooms. TWO side by side parking stalls and a storage locker, this suite offers unparalleled convenience. Nestled along the river valley, it presents a captivating panorama from every angle, thanks to its floor-to-ceiling windows gracing the primary spaces. Newer carpet, freshly painted walls that invite tranquility, and an open kitchen adorned with quartz counters, recessed lighting, and a breakfast bar for casual dining. The expansive living area offers a corner gas fireplace, while a separate dining area invites gatherings and conversation. Enjoy access to the generously sized balcony from both the primary bedroom and the living room, extending your living space into the outdoors. The den, with its glass wall, bathes in natural light, offering a perfect space for work or relaxation. The primary bedroom boasts a completely renovated ensuite with walk-in shower double shower jet systems. Separate makeup area with built in mirrored light system. Top it off with infloor heat and separate laundry room this setup won't disappoint. Plenty of storage options, remote controlled window coverings and natural gas connection on the balcony. Experience the Marquis lifestyle, complete with onsite management, indoor secured visitor parking, bike storage facilities, and personal storage locker. Updated common areas, onsite exercise area, package delivery area and all secured with cameras. Conveniently located mere steps from the tranquil Bow River and with the LRT station just across the street, The Marquis presents an unparalleled blend of luxury, convenience, and natural beauty.

